

**City of Greensboro Planning Department
Zoning Staff Report
February 13, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: A
Location: 4090 – 4094 US 220 North

Applicant: Day Star Christian Fellowship
Owner: Day Star Christian Fellowship

From: County RS-40
To: City RS-12

Conditions: N/A

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Church
Acreage	8.6
Physical Characteristics	<i>Topography:</i> Southeasterly slope <i>Vegetation:</i> Wooded <i>Other:</i> N/A
Overlay Districts	Watershed Critical Area
Historic District/Resources	N/A
Generalized Future Land Use	Low Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Undeveloped / Single Family Residential	CD-RS-30
<i>South</i>	Undeveloped / Single Family Residential	RS-40
<i>East</i>	Undeveloped / Single Family Residential	CD-RS-30 / RS-40
<i>West</i>	Undeveloped / Single Family Residential	LO / RS-40

ZONING HISTORY		
Case #	Year	Request Summary
N/A		

DIFFERENCES BETWEEN RS-40 (EXISTING) AND RS-12 (PROPOSED) ZONING DISTRICTS	
RS-40:	Primarily intended to accommodate single family detached dwellings on large lots and is intended solely for properties having one or more of the following characteristics: (a) Lies within the 60 DNL noise contour; (b) Lies in a public water supply watershed and where an outfall to provide public sewer service is not available; or (c) Lies in a portion of a watershed critical area to which an outfall to provide sewer service has been made available pursuant to an agreement, approved by the City and by another governmental jurisdiction, designed to limit development density to approximately that obtainable prior to sewer service.
RS-12:	Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 3.0 units per acre or less.

TRANSPORTATION	
Street Classification	US 220 – Major Thoroughfare.
Site Access	Existing. Upon additional development of this site the access points will need to be reevaluated to meet minimum City of Greensboro and NCDOT Standards. The northern most drive is too close to the signalized intersection of Owls Roost Road and US 220. GDOT recommends that the owner acquire additional property, if at all possible, on Owls Roost Road in order to gain access to the signal. Additionally, the accesses onto US 220 for this site will become a right in right out only once the widening project for US 220 occurs. Acquisition of right of way is set for 2007 and construction is set for 2009.
Traffic Counts	US 220 ADT = 20,718.
Trip Generation	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side of all other street types.
Transit	No.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Yes, Greensboro Watershed Critical Area Tier 3 and 4
Floodplains	None
Streams	N/A
Other	Max BUA for Tier 3 portion of site is 30% based on site area in Tier 3. Max BUA for Tier 4 portion of site is 40% based on site area in Tier 4. Max disturbed area for Tier 3 is 60% based on usable area. Max disturbed area for Tier 4 is 75% based on usable area. All proposed BUA must be captured and treated by a state approved BMP. Existing BUA must also be treated to the max extent possible.

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	N/A
<i>South</i>	N/A
<i>East</i>	N/A
<i>West</i>	N/A

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Growth at the Fringe Goal: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

POLICY 9A.5: Continue to link City-initiated annexations and approvals of annexation petitions for water/sewer extension policies regarding designated growth areas.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

Tier One (Current Growth Area): Where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City's development pattern shall be encouraged over the next ten years.

Watershed Critical Area: Established pursuant to State of North Carolina environmental mandates, Watershed Critical Areas are overlays adjacent to a water supply intake or reservoir where the risk associated with pollution is greater than from the remaining portions of a water supply watershed. The Generalized Future Land Use Map shows the portion of the Watershed Critical Area for the Greensboro Water Supply Watershed that is located within the water/sewer boundary. This Watershed Critical Area drains to Lake Brandt, Lake Higgins, and Lake Townsend, which form the northern boundary of the Comprehensive Plan study area. The predominant land use designation in this area is low residential because of the environmental constraints associated with the Watershed Critical Area.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: This church property is bounded on its north and east sides by the primary city limits. Davidson Place Subdivision was annexed and originally zoned to CD-RS-30 in April 1998.

The property is within the Tier One Growth Area on the Growth Strategy Map in the Comprehensive Plan.

At its December 21, 2005 meeting, the Greensboro Planning Board unanimously recommended the annexation of this property.

The church plans a future expansion.

There is a 12-inch City water line in Battleground Avenue (U.S. 220 North) and an 8-inch City sewer line in the Davidson Place Subdivision northeast of the subject property.

This proposal is compatible with the Low Residential land use classification on the Generalized Future Land Use Map of Connections 2025. The Low Residential designation supports small supportive uses such as churches.

GDOT: No additional comments.

Water Resources: All undisturbed unusable areas must be dedicated and platted as WQCE (Water Quality Conservation Easement)

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.